



**WASHINGTON STATE
COMMUNITY, TRADE AND
ECONOMIC DEVELOPMENT**

Building Foundations for the Future



**League of Women
Voters of Washington**

GROWTH MANAGEMENT

It's Beginning To Take Shape





■ Additional Information

Some sections of this report will be updated and expanded in future publications.
For other growth management information, you may want to call your local elected officials or planning department.

You can reach the state's growth management program at (360) 725-3000.
Another option is the Internet web site at <http://www.oed.wa.gov/info/lgd/growth/>



First Published January 1997
Reprinted March 2001
Recycled / Recyclable

■ Table of Contents

<i>Introduction</i>	<i>4</i>
<i>Executive Summary</i>	<i>6</i>
<i>Overview of the Growth Management Act.....</i>	<i>8</i>
<i>Population Trends</i>	<i>10</i>
<i>Economic Strength.....</i>	<i>11</i>
<i>Industrial Lands.....</i>	<i>14</i>
<i>Affordable Housing.....</i>	<i>16</i>
<i>Livable Communities.....</i>	<i>19</i>
<i>Capital Facilities.....</i>	<i>22</i>
<i>Rural Character.....</i>	<i>24</i>
<i>Predictability for Development.....</i>	<i>26</i>
<i>Agriculture</i>	<i>28</i>
<i>Transportation</i>	<i>31</i>
<i>Growth Management Hearings Boards.....</i>	<i>35</i>
<i>What's Next</i>	<i>37</i>
<i>Conclusion</i>	<i>38</i>
<i>References</i>	<i>39</i>

■ Introduction

Since the Growth Management Act was passed in 1990, it has been a topic of great interest and debate in communities throughout the state. As 1997 begins, nearly 150 communities have adopted growth management plans. The purpose of this publication is to look at key issues being raised and the ways that various communities are using the act to manage growth.

The report starts with a brief overview of the state's growth management law, then moves to current subjects related to managing growth. Information is given about the economy, housing, industrial land, transportation, agriculture, and other topics, with comments from local

leaders about their communities' choices in planning for development under the GMA. Also, background information is provided about the growth management hearings boards. The final section looks at the next steps under growth management.

For a quick summary of key points, see the Executive Summary on page 6.

This report was prepared by Growth Management Services, a service area of the Washington State Department of Community, Trade and Economic Development. The League of Women Voters of Washington is a co-sponsor.

Acknowledgments

Steve Wells
CTED Assistant Director

Lucy Steers
Action Co-Chair, League of Women Voters of Washington

Miriam Graves
Growth Management Chair, League of Women Voters of Washington

Shane Hope
CTED Growth Management Program, Managing Director

Rita R. Robison
CTED Planner and Analyst

Holly Gadbaw
CTED Senior Planner

Bill Satoris
CTED Planner and Analyst

Hal Hart
CTED Planner and Analyst



League of Women Voters of Washington • 1411 Fourth Avenue - Suite 803 • Seattle, WA • 98101-2216
206-622-8961 • FAX 206-622-4908

January 14, 1997

Steve Wells, Assistant Director
Growth Management Services
State of Washington
Department of Community, Trade and Economic Development
906 Columbia Street S.W.
Olympia, Washington 98504-8300

Dear Mr. Wells:

The League of Women Voters believes that democratic government depends on the informed and active participation of its citizens. Difficult issues such as growth management, issues which involve changing ways we have done things in the past, tend to become known for their controversy rather than their content. The media are quick to report on battles but rarely mention the collaboration, consensus, and just plain hard work which have also characterized local efforts to manage growth in the last half decade.

We believe it is very important to fill this information gap. *Growth Management: It's Beginning to Take Shape* provides representative examples of the day to day, on the ground efforts which have taken place, and discusses the results which are beginning to emerge.

The League is pleased to co-sponsor this report because it furthers public understanding and shows how informed and active citizen participation can make a difference.

Sincerely,

A handwritten signature in dark ink that reads "Alice Stolz". The signature is fluid and cursive, with the first name "Alice" and the last name "Stolz" clearly distinguishable.

Alice Stolz, President
League of Women Voters of Washington

■ Executive Summary

The Growth Management Act was passed by the Legislature in 1990 to provide for growth and development while maintaining the state's quality of life.

Nearly 150 cities and counties have adopted plans to manage growth under the state law. The plans include a variety of ways to provide for growth over a 20-year period. The effects of these plans are not certain yet, as statewide monitoring has not been undertaken. However, some communities are beginning their own programs to monitor growth trends and impacts.

Washington's population is growing at the fastest rate since the war years of the 1940s. Now at 5.5 million, the population is expected to reach 7.7 million by 2020.

Overall, the business climate in this state has improved during the 1990s. Aerospace and "high-tech" industries are thriving. Employment has grown at 2.3 times the national rate.

Nine manufacturing industries have recently chosen to locate major facilities here, partly because of local plans which provide for growth.

No statewide figures exist to show the supply of industrial, commercial, or residential land, although CTED is beginning to compile information on industrial land.

Affordable housing was a concern in 1990 when the GMA was passed. It is still a concern in 1997, both here and nationwide. Many factors influence the affordability of housing. The cost of land is one factor. Some others are house size, cost of roads and sewer, interest rates, and job growth. Communities like the city of Vancouver are encouraging affordable housing through their growth plans.

The natural environment is a major reason that people want to live and work in the Pacific Northwest. However, protecting the natural environment is increasingly difficult with more people.

Local governments are concerned about funding for services including improvements for water, sewer, transportation, schools, and other needs. A 1995 study of local comprehensive plans showed capital facilities projections for 115 local governments for 1995

through 2000 were about \$6 billion.

Transportation planning is being undertaken for roads, rail lines, shipping docks, airports, and pedestrian access. Under the GMA, planning aims to decrease pollution from high auto usage and to keep traffic congestion from worsening under growth pressure. Fast-growth communities such as Redmond are struggling with how to pay for new transportation facilities.

Rural development continues to be an issue in some counties. Some people want more development in rural areas, while others want less. The 14 counties that have adopted comprehensive plans have addressed this in 14 different ways through their growth management plans.

Agriculture is an important part of Washington's economy. Its future will depend partly on the amount of land that can be retained for agricultural use. As in other states, agricultural lands in Washington are being converted to other uses. Under the GMA, all 39 counties are to designate agricultural lands. So far, 33 have done so, using

various methods. Some, like Yakima County, have set different development densities on different types of agricultural land.

While revising local plans and regulations, many communities have changed their permit systems under new state laws that require local governments to streamline local permit systems. More recommendations on this were made by the Land Use Study Commission in January 1997 and others will be issued by January 1998.

One unique feature of the GMA is its authorization of three hearings boards. Growth management hearings boards serve in a “quality control” role and resolve disputes about growth management compliance. Since 1991, the boards have received 396 petitions challenging local plans and regulations. The 396 petitions resulted in most local governments being in compliance. Ten local governments had some part of their plan or regulations invalidated. Invalidation can delay or stop the issuing of some permits for development until the plan or regulation is amended to comply with the act.

What’s next? About one-third of the cities and counties are still working to complete their first comprehensive plans under the GMA. Others have begun to amend their plans. Some communities are developing subarea or neighborhood plans that will provide even more predictability for development. Others are revising their land use regulations or fine-tuning decisions about urban growth areas. A few have started programs to check on the results of their growth plans.

Every 5 to 10 years, population forecasts will be revised and local governments may need to make changes to their urban growth boundaries. Water availability and other issues may also trigger the need for changes.

A recent CTED survey indicates that local governments want more technical and financial help in managing growth. They identify their greatest needs as: 1) financing infrastructure; 2) preparing an economic development strategy; 3) monitoring the effectiveness of growth plans; and 4) getting better geographic data.

Washington’s growth management law is still new. The results have not yet been measured. Most local governments have had their growth plans in place for less than one or two years and are still revising their regulations to be consistent with their new plans. It is too early to know the law’s overall effects on key issues such as housing affordability, economic vitality, environmental protection, infrastructure, predictability for development, and urban growth patterns. However, it is timely to start measuring the regional effects of growth management on key issues. Detailed information will show if changes are needed to achieve sustainable growth and development.

■ Overview of the Growth Management Act

In 1990, the Legislature found that “uncoordinated and unplanned growth, together with a lack of common goals ... pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.” (RCW 36.70A.010)

This is the foundation for the Growth Management Act. The GMA requires all cities and counties in the state to:

- Designate and protect wetlands, frequently flooded areas, and other critical areas;
- Designate farm lands, forest lands, and other natural resource areas;
- Require evidence of potable water before issuing building permits; and
- Determine that new residential subdivisions have appropriate provisions for public services and facilities.

In addition, 29 counties and the 213 cities within them, are to plan for growth

based on certain requirements. (These jurisdictions represent the fastest-growing counties and the cities within them, as well as other counties, plus the cities inside their boundaries, that chose to plan under the GMA.) See the map and list of the GMA cities and counties on the adjacent page.

Here are the basic steps that local governments planning under the GMA are to follow:

- Agree on county-wide planning policies to guide regional issues;
- Plan for urban growth within the urban growth areas that are adopted by each county;
- Adopt comprehensive plans with chapters that fit together. The chapters include: land use, transportation, capital facilities, utilities, housing, shorelines, and (for counties only) rural; and
- Adopt development regulations that carry out GMA comprehensive plans.

GMA plans and regulations are to be guided by 14 goals that are summarized below:

- Focus urban growth in urban areas.
- Reduce sprawl.

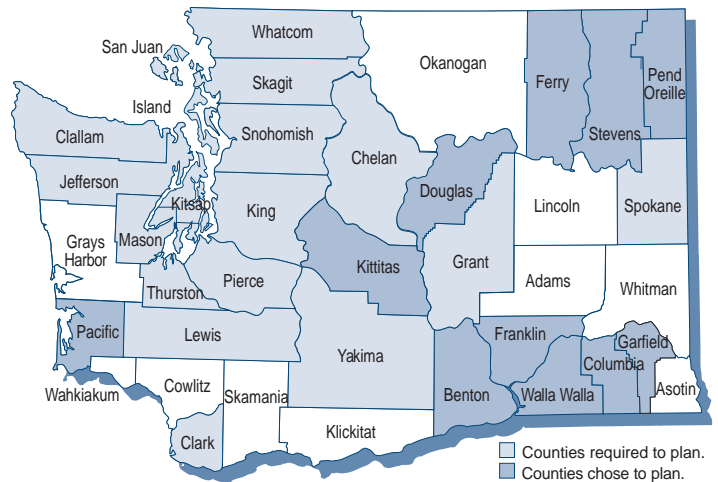
- Provide efficient transportation.
- Encourage affordable housing.
- Encourage sustainable economic development.
- Protect property rights.
- Process permits in a timely and fair manner.
- Maintain and enhance natural resource-based industries.
- Retain open space and habitat areas and develop recreation opportunities.
- Protect the environment.
- Encourage citizen participation and regional coordination.
- Ensure adequate public facilities and services.
- Preserve important historic resources.
- Manage shorelines wisely.

The comprehensive plans are to provide for 20 years of growth and development needs. They can be amended once a year. Local governments are to update their plans at least every 10 years when new population projections are issued.

When plans and regulations are developed, they are submitted to CTED for review. However, the department does not certify the plans or approve the regulations. Plans are

Counties and Cities Planning Under the Growth Management Act

BENTON Benton City Kennewick Prosser Richland West Richland	Vancouver Washougal Woodland* Yacolt	GARFIELD Pomeroy	JEFFERSON Port Townsend
CHELAN Cashmere Chelan Entiat Leavenworth Wenatchee	COLUMBIA Dayton Starbuck	GRANT Coulee City Coulee Dam* Electric City Ephrata George Grand Coulee Hartline Krupp Mattawa Moses Lake Quincy Royal City Soap Lake Warden Wilson Creek	KING Algona Auburn Beaux Arts Village Bellevue Black Diamond Bothell* Burien Carnation Clyde Hill Des Moines Duvall Enumclaw Federal Way Hunts Point Issaquah Kent Kirkland Lake Forest Park Medina Mercer Island Newcastle Normandy Park
CLALLAM Forks Port Angeles Sequim	DOUGLAS Bridgeport East Wenatchee Mansfield Rock Island Waterville	ISLAND Coupeville Langley Oak Harbor	
CLARK Battle Ground Camas La Center Ridgefield	FERRY Republic		
FRANKLIN Connell Kahlotus Mesa Pasco			



North Bend Pacific Redmond Renton SeaTac Seattle Shoreline Skykomish Snoqualmie Tukwila Woodinville Yarrow Point	Raymond South Bend	Mount Vernon Sedro-Woolley	THURSTON Bucoda Lacey Olympia Rainier Tenino Tumwater Yelm
KITSAP Bainbridge Island Bremerton Port Orchard Poulsbo	PEND OREILLE Cusick Ione Metaline Metaline Falls Newport	SNOHOMISH Arlington Brier Darrington Edmonds Everett Gold Bar Granite Falls Index Lake Stevens Lynnwood Marysville Mill Creek Monroe Mountlake Terrace Mukilteo Snohomish Stanwood Sultan Woodway	WALLA WALLA College Place Prescott Waitsburg Walla Walla
KITTITAS Cle Elum Ellensburg Kittitas Roslyn South Cle Elum	PIERCE Bonney Lake Buckley Carbonado DuPont Eatonville Edgewood Fife Fircrest Gig Harbor Lakewood Milton* Orting Puyallup Roy Ruston South Prairie Steilacoom Sumner Tacoma University Place Wilkeson	SPokane Airway Heights Cheney Deer Park Fairfield Latah Medical Lake Millwood Rockford Spangle Spokane Waverly	WHATCOM Bellingham Blaine Everson Ferndale Lynden Nooksack Sumas
LEWIS Centralia Chehalis Morton Mossyrock Napavine Pe Ell Toledo Vader Winlock	SAN JUAN Friday Harbor	STEVENSON Chewelah Colville Kettle Falls Marcus Northport Springdale	YAKIMA Grandview Granger Harrah Mabton Moxee Naches Selah Sunnyside Tieton Toppenish Union Gap Wapato Yakima Zillah
MASON Shelton	SKAGIT Anacortes Burlington Concrete Hamilton La Conner Lyman		

presumed valid upon adoption unless a growth management hearings board finds they are not in compliance with the GMA.

Three hearings boards, one for each region of the state, resolve disputes about whether a local government is in compliance with the GMA. The board may send a plan or regulation back to the local government for changes if necessary. In exceptional cases, where the plan or regulation would interfere significantly with the fulfillment of GMA goals, the board may invalidate all or part of a plan or regulation. A local government may amend its plan or regulation to come into compliance.

In 1995, new laws were passed to better connect state environmental laws with growth management and to reduce the time for issuing local development permits. Also, a Land Use Study Commission is reviewing Washington's land use laws and will make recommendations to the 1998 Legislature. This will include ways to integrate Washington's land use and environmental laws into a single, manageable framework. An interim commission report was issued in January 1997.

CTED provides technical and financial assistance to help local governments manage growth.

* Cities in more than one county.

■ Population Trends

Washington's population is growing at a brisk rate.

Since 1990, the year the Growth Management Act was passed, 650,000 more people live here. In fact, Washington is the 10th fastest growing state in the nation for 1996, according to the U.S. Census Bureau.

In 1950, Washington had about 2.3 million people. By 1990, the population rose to 4.8 million.

Now, more than 5.5 million people live here. Another half million people are expected by the end of this decade. By the year 2020, Washington's population is projected to be 7.7 million.¹ (See the graph below.) A key question for

growth management is: Where will these people live and work?

Currently, the fastest-growing county in the state is Clark County, with a growth rate of 27.5 percent since 1990.² Clark County aims to encourage much of its new growth to occur in urban areas, under its GMA plan.

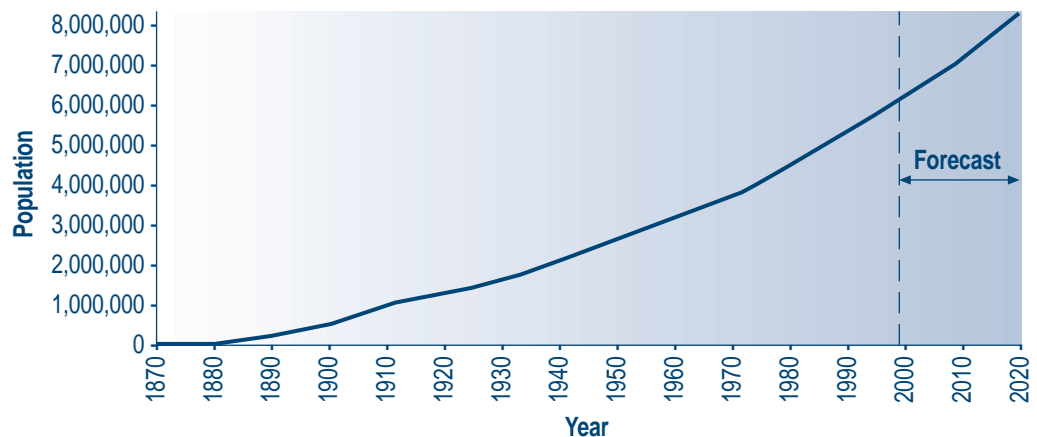
In the 1990s, the overall population growth rate has been the same (13.3 percent) for both Eastern and Western Washington.³

One factor that several high-growth, non-urban counties have in common is that they are attracting residents for retirement living or recreation opportunities. Such counties include: Jefferson, Pend

Oreille, San Juan, Mason, Chelan, and Skamania.⁴

Due to its healthy economic outlook, Washington is expected to continue gaining in population. With more and more people living here, decisions about managing growth will be crucial.

Washington State Population Growth



Source: Washington Office of Financial Management, November 1996

■ Economic Strength

Key local GMA issues

Creating a supportive atmosphere for businesses while maintaining the community's quality of life.

Deciding how to provide adequate infrastructure, especially for transportation and water, to serve the needs of a growing economy.

Deciding where new business districts should be located.

Encouraging redevelopment of existing commercial or industrial sites where needed.

Finding ways to encourage the growth of higher-wage jobs

Assuring that local governments have the revenues to meet their public responsibilities for the long term.

State's Economy Is Healthy

■ Washington is positioned well for economic growth, boosted not only by a more diversified aerospace industry, but by a solid base of high-

technology and telecommunications industries and the capacity to take advantage of expanding world trade.⁵

■ The Pacific Northwest gained 15,000 jobs in the software industry between 1988 and 1994.⁶

■ The Puget Sound region is experiencing strong job growth, currently more than 4 percent annually.⁷

■ Economic conditions in natural resource-dependent counties have improved since the late 1980s, but they still lag behind conditions in metropolitan counties.⁸

■ The gap between the highest and lowest wage earners in Washington has increased since the mid-1970s.⁹

■ Nationwide, Seattle has the fourth highest per capita income of major cities.¹⁰

■ Employment in Washington grew by 17.2 percent between 1988 and 1994 — 2.3 times greater than the national rate.¹¹

■ Some jurisdictions, such as Mount Vernon, are devising their overall economic development plans to be consistent with the city and county comprehensive plans.¹²

GMA Connections

The GMA has an economic development goal to promote economic opportunity for all and to encourage sustainable development. Sustainable development is development within the capacity of the state's natural resources and ability to provide for public needs. The GMA also has a goal to maintain and enhance natural resource-based industries. Local governments are to plan for economic development in their comprehensive plans. Some do so by including a separate chapter on economic vitality. Others do so in the policies they are developing on industry, commerce, infrastructure financing, natural resource use, and other growth issues. The comprehensive plans are to encourage development in urban areas and to provide enough land for various industrial and commercial uses for the next 20 years.

The new Eagle Hardware store in Wenatchee is part of the city's current economic boom.

Photo Courtesy of Eagle Hardware & Garden



Community Action

WENATCHEE

The city of Wenatchee is experiencing an economic boom. The city approved \$16 million in commercial development during 1996, up from \$2 million in 1995. Wal-Mart, Eagle Hardware, and Target stores have located in the community. Additional major retailers are expected. Housing starts are up 20 percent from last year.

Growth management planning is helping Wenatchee plan for its new commercial development. Having a 20-year GMA plan helps the city determine how services will be provided for new development.

REDMOND

The city of Redmond is experiencing tremendous economic growth. About five million square feet of retail, business parks, office space and manufacturing are in the "pipe line" for development with approximately two million square feet presently under construction. This development is expected to be built by 2002. Redmond could reach 75 percent of its year

2012 employment target by 2002. The city's growth boom will include the town center project downtown and will help foster a pedestrian-oriented, 24-hour downtown. The center will feature businesses, retail stores, restaurants, and a hotel. Housing also may be constructed on the site.

Tom Jones, Redmond planning commission member and national transit director for HDR, a consulting firm, said Redmond faces many issues in deciding how to handle its massive growth. Some people welcome the city's clean, "high-tech" industries with their highly paid, highly skilled workers, and they applaud the growth. Others want Redmond to remain the way it was when they were attracted to it — a small town.¹³

"Redmond will reach 75 percent of its employment projection in about six years," said Jones. "Should we modify our plan or say 'this is it' for growth?"

Redmond's five million square feet of commercial

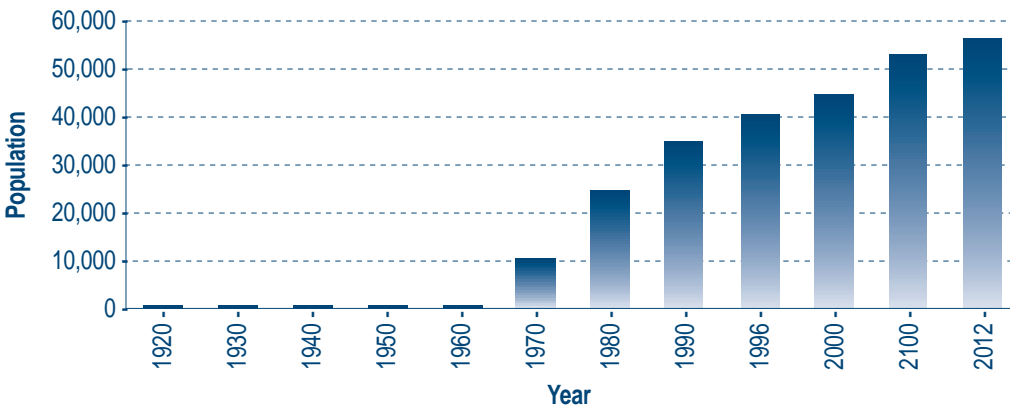
and office space includes office campuses with sports fields, restaurants, and theaters. Its new town center, built on a former golf course, will be integrated to fit with nearby buildings. Red brick buildings, walkable streets, pedestrian overpasses, housing above retail stores, hidden parking behind buildings, and large green spaces will be featured.

"Growth is making Redmond a tremendous place to live," said Jones, who is enjoying the city's new restaurants and the fact that Redmond now has movie theaters. "We are also trying to hold on to what's good."

An old gravel pit in southeast Redmond is being reclaimed, and office buildings, a light industrial park, and housing are planned for that area. Agricultural land in the Sammamish Valley has been zoned for urban recreation rather than letting it go commercial, he added.

About a million and a half square feet of space being built in Redmond is

Population Growth in the City of Redmond



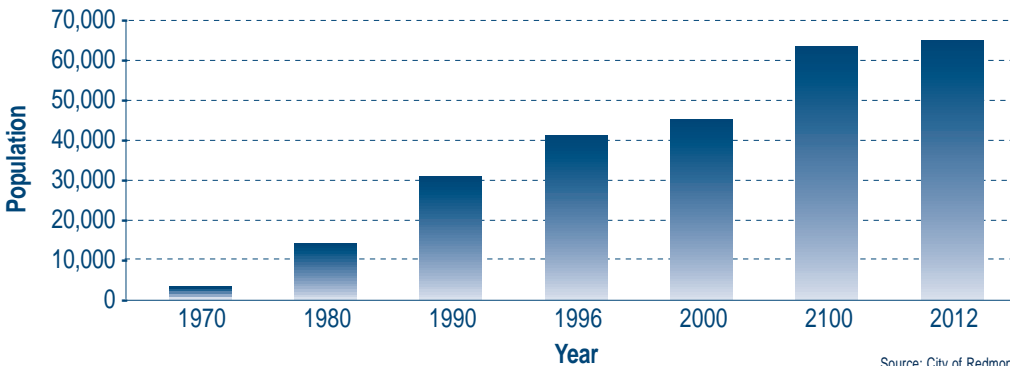
Source: Washington Office of Financial Management and City of Redmond

expansion by Microsoft. The firm had a series of projects that were approved prior to the implementation of the city’s comprehensive plan and some of the follow-up regulations. Microsoft expects to continue to expand its facilities over the years.

Redmond is concerned about the impacts of growth on the local infrastructure and is currently preparing a neighborhood plan to resolve these issues.

Chris Owens, transportation and development manager for Microsoft, thinks there is a mismatch between the time it takes to do comprehensive planning and the implementing regulations and how quickly the business circumstances can change. “It would be interesting to see if there could be some kind of new rapid response planning processes put in place to deal with changing circumstances.”

Employment Growth in the City of Redmond



Source: City of Redmond

● Industrial Lands

Key local GMA issues

.....
Having an adequate supply of industrial lands designated to serve a growing economy.

Providing for infrastructure to serve industrial lands.

Determining how sites that have been contaminated from previous industrial use can be redeveloped.

Identifying any significant environmental impacts that could come from new industrial development and solving potential problems early in the process.

Resolving potential conflicts between industries and other land uses nearby.
.....

Industrial Growth Lands Are Available

■ Industrial development in Washington is expanding rapidly. For example, manufacturing companies recently selected nine sites in this state for major industrial expansions or new development. Locations were

selected in part because the communities had planned well for industrial uses and infrastructure.¹⁴

- No statewide inventory of industrial lands exists.
- CTED has gathered preliminary information from 158 cities and counties that report a total of 130,960 acres of industrial land have been designated.¹⁵
- The Puget Sound Regional Council is undertaking a detailed analysis of industrial land supply and demand for Snohomish, King, Pierce, and Kitsap counties. Results will be available in June.

GMA Connections

Local plans and regulations must provide for a 20-year supply of industrial lands, consistent with regional needs and land suitability. Adequate infrastructure to serve these sites also needs to be assured. In siting new industrial development, local governments are first to consider urban growth areas where the infrastructure can be provided more efficiently. One goal of the GMA is to encourage economic development. Another is to maintain and enhance natural resource-based industries.

Community Action

DUPONT

The city of Dupont developed a comprehensive plan that provided for industrial land, nearby housing, and new infrastructure to support substantial growth. This has helped to attract two new firms to Dupont: State Farm Insurance, with about 1,700 jobs, and Intel Corporation, with about 8,000 jobs.

The GMA provided the impetus for the city to do the planning necessary to attract large employers. With a population of about 750 now, Dupont is expected to grow to 11,000 in 25 years.

The Intel Corporation choose to locate a facility at Dupont's Northwest Landing, a 3,200-acre planned community that includes areas for industrial, office, and commercial development, along with homes, open space, and schools.

"A key advantage of the Northwest Landing site is the amount of planning that had already been done on the property," said Pat Raburn, Washington site manager for Intel Corporation. "Extensive environmental review was conducted as part of the

comprehensive planning process, and this prepared the city of DuPont to issue permits in a timely manner.”¹⁶

Planning also helped Weyerhaeuser Real Estate identify and put in place infrastructure needed to support the residential development of Northwest Landing.

“Both of these factors were critical in Intel’s decision to locate here, since the

company must be able to move quickly to remain competitive in an ever-changing market,” Raburn added.

CAMAS

The city of Camas also has adopted a comprehensive plan that is helping to attract new industry. Taiwan Semiconductor, now merged with Wafer Tech, recently selected Camas as the site for a silicon computer chip

manufacturing facility that will provide 600 new jobs.

Ken Smith, president of Wafer Tech, said having detailed information from the Camas GMA plan about the site, including utilities and infrastructure, was helpful in the site selection process. Smith said Wafer Tech is pleased with its decision to locate a plant in Camas. “It is turning out well.”¹⁷

PUGET SOUND REGION

The Puget Sound Regional Council, with guidance from a broad-based citizens’ group, is developing an industrial land study that will: 1) document supply and demand for industrial land in King, Pierce, Kitsap, and Snohomish counties recognizing factors such as physical limitations, environmental hazards, and infrastructure needs; and 2) recommend how the region can best meet future demands for industrial lands. A report will be issued in June.

Kevin Daniels, chief operating officer of Nitze-Stagen & Co. Inc., said the study is the first cooperative look at an issue many individuals in the business community are discussing.¹⁸

“Zoning for industrial lands needs to be looked at closer,” said Daniels. He added that a global look at what lands are available needs to be compared to what local growth management plans say is going to happen. The information will be valuable for local officials, he said.

“It is better to look now than in five years,” he said. “It’s a big step to put this data together.”



Dupont’s detailed planning was a key factor in Intel Corporation’s decision to locate facilities in the city.

Photo Courtesy of South Sound Business Examiner, Dane Gregory Meyer photo

■ Affordable Housing

Key local GMA issues

Knowing the level of local need for affordable housing.

Building public-private partnerships to provide housing for low-income people or first-time home buyers.

Sizing urban growth areas to allow for enough residential land.

Providing direction and incentives so that markets will respond favorably to smaller, less expensive lots.

Deciding who should pay for infrastructure improvements to serve new housing.

Allowing for the location of more affordable types of housing — such as “mother-in-law” apartments, manufactured housing, smaller single-family residences, group homes, and apartments.

Providing for housing near employment centers.

Housing Costs Rising In Growing Economy

■ Housing costs are linked to many factors, including finance rates, inflation, house size and amenities, labor and materials, land supply, market preferences, lot size, site development, infrastructure, regulations, permits, and economic growth.

■ Housing prices in Washington and other West Coast states escalated throughout the 1980s — before the GMA was passed. In 1991, prices fell back, then began rising again.

■ Nationally, the median price for housing has risen by 17 percent during the last three years. In Washington, it rose 7 percent.¹⁹

■ On a county-by-county basis, the median price for housing does not appear to be linked with whether a county plans under the GMA. For example, during the period between March 1994 and June 1995:

—The median price of housing increased in 23 out of 28 GMA reporting counties and dropped in five of the GMA counties.²⁰

—The median price rose in all six of the non-

GMA counties that were reported and did not drop in any of them.²¹

■ Affordability varies by income level. The typical federal standard for housing affordability is that it does not cost more than 30 percent of a family’s income. People with lower-wage jobs often cannot afford market-rate housing.

■ Housing may be more affordable for families if they do not need to use their income on the daily cost of driving cars for long commutes to work, school, and shopping.

■ About 38 percent of the state’s population live in rental housing.²²

GMA Connections

A GMA goal is for affordable housing to meet the needs of all economic levels of the population. This goal also promotes a variety of residential densities and encourages the preservation of existing housing stock. Local governments decide how to do this through their county-wide planning policies, comprehensive plans, and development regulations.

Comprehensive plans must identify sufficient land for

housing, including government-assisted housing, manufactured homes, multifamily units, and group homes. Policies need to encourage a wide range of affordable housing choices to be built or maintained, while balancing other local needs.

Housing within urban growth areas is to be permitted at urban densities. The urban growth areas need to be sized large enough so that housing demand does not far exceed the supply of buildable land. If the urban growth areas are too large, providing transportation and other services will be expensive.

Local governments may require developers to pay impact fees for new housing they build as a way of partially covering the cost of additional infrastructure, such as new schools and transportation improvements, that are needed by growth. However, other alternatives that spread infrastructure costs for growth to all taxpayers may be used instead.

Community Action

TACOMA

In Tacoma, a 60-unit apartment provides housing



near the edge of the downtown with rents that are affordable to low-income families. Built by the Metropolitan Development Council and consistent with the city's growth management plan, the apartment is the first project in Tacoma to use an innovative housing tax incentive. The facility, the Fawcett Family Housing Project, was built using federal, state, local, and private funds. Thirteen units are available for people with disabilities.

VANCOUVER

The Vancouver Housing Authority sells land to private developers, then forgoes any payment until the units are sold. This allows the homes to be sold to first-time home buyers at under-appraised value.

A current project, Hampton Downs, features 28 townhouses on 1.88 acres at 14 units per acre. The townhouses are grouped in clusters of two, four, and six units. They will sell for \$86,000, under the appraised price of \$105,000.

Paul Nelson, president of Key Property Services in Vancouver, thinks the Vancouver Housing Authority has done some innovative projects. Nelson would like to see more public-private ventures for affordable housing. "I think until a mutual understanding is arrived at that the private sector and government need to work jointly on affordable housing, not much will be done," Nelson said. He

Artist Ron Simmons checks slides in his apartment at the Fawcett Family Housing Project in Tacoma.

Photo Courtesy of the City of Tacoma

Sandy Burgess, Metropolitan Development Council, Barbara Chaney, tenant, and Glen Yancy, apartment manager, enjoy the opening of Tacoma's Fawcett Family Housing Project.

Photo Courtesy of the City of Tacoma



recommends local governments offer incentives, such as fewer regulations, to encourage the building of affordable housing.

It is difficult to separate the effects of GMA on housing prices because prices have gone up enormously since 1991, said Kurt Creager, executive director, Vancouver Housing Authority.²³

"It's hard to attribute all the increase to the GMA," Creager said. "It's much more complex than that."

The rapid increase in housing prices in the Portland-Vancouver Metro area is more attributed to job creation spawned in part by Oregon and Washington state tax incentives for new plants

and equipment and new people moving into the area. The Portland side of the Columbia River has experienced a similar increase in prices without changes to their growth plans or regulatory environment, he added.

SEATTLE

In Seattle, 30 urban center and urban village neighborhoods are in the processing of determining how their areas will grow. To support affordable housing, the city's Neighborhood Planning Office, along with other city departments, has provided guidelines and resource materials to the neighborhood groups on innovative housing types. They range from small lot development and row houses to accessory units and residential development in mixed-use districts, as well as information on

various types of housing arrangements for individuals with special needs. (Mixed use features housing above stores and offices.)

The neighborhood plans are expected to be completed by the end of 1998. Hundreds of city residents are involved in the process.

To foster the availability of affordable housing, the Seattle City Council recently passed legislation to allow accessory dwelling units in single-family neighborhoods, as provided by the GMA.

The voters in Seattle have supported ballot initiatives three times to increase the supply of subsidized housing in the city. The most recent levy for \$59 million in 1995 will continue the city's efforts to develop subsidized housing, assist low-income

families with housing repairs, and create new opportunities for home ownership.

To meet the city's housing goals, it works with nonprofit housing developers, said Mayor Norm Rice. "We have successfully leveraged city dollars to obtain additional resources from state, federal, private, and nonprofit agencies."²⁴

The city also works with private, government, and nonprofit partners to increase home ownership opportunities, predominately for first-time home buyers.

HomeSight, a nonprofit developer, and Fannie Mae, a federal mortgage underwriting program, have been key partners in this effort. In addition, the city of Seattle initiated an Employer Assisted Housing Program for city employees. Since the original pilot project two years ago, the city has expanded the program to include employees of the Seattle School District.

"This successful program has resulted in significant savings for 160 families who have chosen to live within the city limits," Rice said.

■ Livable Communities

Key local GMA issues

Deciding where new housing and businesses should be located and how they will be designed to fit with existing areas.

Determining how to protect existing neighborhoods.

Making plans for revitalizing downtown areas that include convenient, attractive housing.

Balancing decisions about how to protect Washington's quality of life while allowing for more growth and development.

Smart Growth Keeps Quality of Life

- The natural environment is a major factor in why people want to live and work in the Pacific Northwest.²⁵
- A careful planning balance is needed to protect the natural environment while providing for more people.
- The Seattle area is ranked second for livability in a 1996 almanac of best places in the United

States. Rating factors include: cost of living, crime, weather, higher education, job outlook, transportation, the arts, recreation, and health care.²⁶

- Many people want the communities in which they live to be walkable, with easy access from home to the grocery store, daycare center, school, and neighborhood recreation.
- Compact development is more attractive to people when it includes landscaping and good design and when it is located near amenities, such as parks.

GMA Connections

Various goals of the GMA, such as historic preservation, efficient transportation, and clean air and water, are related to livability. They help guide local plans and development regulations. In addition, each community incorporates choices about schools, neighborhoods, downtown revitalization, housing styles, greenbelts, or other parts of the local vision for livability. Citizens are encouraged to participate in this process.

Under the GMA, livability needs to reflect both present and future needs.

Community Action

PUGET SOUND REGION

Even before the GMA, some cities began setting aside areas for compact development — single-family homes on small lots, townhouses, condominiums, and mixed-use development. Redmond, Bellevue, Mercer Island, Kirkland, and the Seattle neighborhoods of Queen Anne, First Hill, and Denny Regrade are some examples.

“Change was already happening in that direction,” said Mark Hinshaw, urban designer and columnist for the Seattle Times, about the move by cities to compact development. “The GMA solidified it.”²⁷

The recently passed Regional Transit Authority measure in Central Puget Sound's Pierce, King, and Snohomish counties, with transit lines to urban centers, will bolster that approach. “Growth will be directed into areas where redevelopment is needed and mixed commercial areas,” Hinshaw said. Pedestrian-accessible areas will be encouraged rather than strip commercial development and apartments scattered throughout a city.

Developers are beginning to build townhouse, mixed-use, and small lot single-family developments, and they are having success selling these types of housing, Hinshaw said. Northwest Landing in Dupont and Lions Gate in Redmond are examples.

“People are dipping a toe in the water,” Hinshaw said, adding it will take 5 to 15 years to see compact development work. “Cities don’t change that dramatically. We’ll see pockets of things happening in the meantime.”

Kent, Tukwila, Federal Way, Bainbridge Island, and Bothell will be the second tier of cities moving to compact development, he predicts.

With growth going into urban areas, fewer lots will be developed at the edge of urban areas. “Growth management has turned the flow in that direction,” said Hinshaw. “But, it will take several years to see the outcome of that.”

GMA plans discourage development from going out laterally when existing urban areas still have room. “We don’t keep moving out into the countryside, up hills and into prime resource areas, agriculture and forest areas,” he added.



Tacoma’s GMA comprehensive plan emphasizes enhancing its single-family neighborhoods.
Rita R. Robison photo

“Basically, that is the message of the GMA. It will take three to four decades to see the results of the planning that has been occurring.”

One issue of concern to many neighborhoods is multifamily housing. Some communities have chosen to locate new apartments and condominiums in areas where there is already some building intensity, such as downtown areas.

TACOMA

In its growth management plan, the city of Tacoma has adopted policies to balance the need to provide for new affordable housing with the need to stabilize existing neighborhoods. Much of the city of Tacoma’s growth will occur in specifically designated centers, while many of its single-family

neighborhoods will remain predominately single family.

“We are just in the beginning stages of seeing development that has occurred as a result of this work we’ve done in the last two to three years,” said Bill Elford, Tacoma Planning Commission chair and Realtor for Coldwell Banker Hawkins-Poe. “The GMA has offered us a fair amount of flexibility. We’ve used it as a framework for our centers which range from major commercial centers to individual neighborhood centers.”²⁸

DUPONT

For new neighborhoods, compact development is one way to keep prices down. Dupont’s Northwest Landing offers homes on small lots, with features that encourage walking and



Open space and trails enhance Dupont's Northwest Landing planned community.

Photo Courtesy of Weyerhaeuser Real Estate

getting out on the street — front porches, narrower streets, paved alleys, and garages behind homes. Trails will enable people to walk to the village and to Puget Sound.

With homes selling from \$109,000 to \$120,000, it is possible that people who work in Dupont can also afford to live there.

BELLEVUE

Bellevue's first four years of housing development under its GMA comprehensive plan show that new housing is occurring right on target. The plan calls for an average rate of 428 new housing units per year. Actual development between 1993-96 was an average annual rate of 449 units.

A major share of these housing units has occurred in downtown Bellevue.

Until recently, the downtown housing market was weak; the entire decade of the 1980s saw only one new housing development in downtown Bellevue. However, this situation has changed dramatically over the last four years.

Since 1993, some 616 new multifamily housing units in four separate developments have been completed in downtown Bellevue. At this rate, downtown Bellevue will receive more than 3,000 new housing units over the next two decades. This development is helping focus multifamily residential growth in the city center and helping to build the critical residential base that will create the synergy of people and activities needed for a vibrant downtown.

Harry Andresen, architect and planner for Andresen Architects and former Bellevue planning commissioner, said he is convinced that Bellevue's growth management plan has been an "effective catalyst to the recent housing boom in downtown Bellevue."²⁹

In a mature, largely "built-out" city, downtown Bellevue offers the most land for housing development. Growth management has provided the stimulus and interest in urban living as a desirable alternative to the single-family home and suburban sprawl, Andresen said.

RENTON

Jack Willing, president of Lyle Homes, said the city of Renton was very cooperative in the planning of his development called Village on Union.³⁰

When Willing applied for his permit, the zoning on the site was split between low-density single-family and high-density multifamily. Willing wanted to provide a more attractive alternative by creating a high-density, single-family project. To accomplish this goal, the city wrote a special demonstration ordinance for the project.

When completed, Village on Union will have 92 single-family residences at 9.2 units per acre.

■ Capital Facilities

Key local GMA issues

Matching infrastructure needs to growth patterns.

Having enough funds to pay for infrastructure needs concurrent with development. Concurrency under the GMA means being able to fund the infrastructure needed for new development by the time the new development is ready for use or within a certain period of time.

Choosing among impact fees, taxes, or other tools.

Adjusting to declining federal/state funds for housing and transportation.

Growth Requires Tough Choices

■ A preliminary analysis of 40 capital facility chapters in local comprehensive plans shows that 70 percent of the funding for new infrastructure projects will come from local government sources, mostly general and utility fund revenues.³¹

■ Local governments are concerned about how to

fund improvements for adequate water, sewer, transportation, schools, and other needs. A 1995 study of local comprehensive plans showed capital facilities projections for 115 local governments for 1995 through 2000 were about \$6 billion.³²

■ Out of 150 jurisdictions, 23 percent reported to CTED they had adopted some kind of impact fees to raise funds for capital facilities. These are mostly for roads, schools, and parks.³³

GMA Connections

A goal of the GMA is to ensure adequate facilities and services, such as roads and schools, for future development. Each comprehensive plan has a capital facilities chapter which includes needs, projected costs, and financing for at least a six-year period. If financing is inadequate for the needed capital facilities, a jurisdiction considers whether future land uses should be adjusted to reduce capital needs or how the services will be reduced. Plans can be amended annually if necessary. Local governments need to spend their capital budgets consistent with their comprehensive plans.

Community Action

WENATCHEE

New commercial development is causing a growth spurt in the city of Wenatchee. Three major retailers have recently located in the community, and more are expected. New housing is being built.

Growth management planning is Wenatchee's tool to gather the information it needs to make decisions about future development. With new data bases, the city can determine quickly the costs associated with serving new development.

While gathering data and preparing a GMA plan was hard work for Wenatchee, the city is now seeing benefits. It is making better-informed decisions faster. The comprehensive plan, with its capital facilities chapter, is a business plan for the city.

"If you have a plan and know where you're going, it makes a difference," said Mayor Earl Tilly, former owner of Tilly Equipment. "Wenatchee is working hard to keep improving infrastructure for the people who are coming here."³⁴



GMA plans discuss how to provide services for new growth, such as sewage treatment.

Photo Courtesy of
LOTT Wastewater
Management
Partnership

This effort, which includes ways to integrate the State Environmental Policy Act and Growth Management Act in the area, is paying off. A recent public meeting on how the area should be developed, including the topics of view corridors and access to the waterways, drew more than 100 people.

“We now see the fine tuning,” said Elford. “We are beginning to see how redevelopment will occur.”

The city also relies on its strategic plan, called “Vision Wenatchee.”

“We refer frequently to the strategic plan as we make decisions,” Tilly added. “It’s really been helpful to us. We recommend it to everyone.”

OLYMPIA

Olympia Planning Commission member Lynne McGuire thinks Olympia’s capital facilities plan is a key tool to help the city achieve its comprehensive plan. The commission is looking at performance measures for services such as water quality, water pressure, and sewer service. Next they will tackle how many miles of sidewalks and trails the city has and determine how much it needs to build for each six year planning period.³⁵

“I think Olympia has a very good plan, a robust plan,” said McGuire, a consultant with Sterling Associates. “It has a lot of vision in it. The planning commission is now engaged in how to make this thing really work.”

TACOMA

The city of Tacoma is one of the leaders in local growth management efforts. Tacoma adopted its comprehensive plan in 1993 and has developed an implementation strategy. Fifteen centers for growth have been designated, and planning for them is underway. The centers are supported by transit services, and development is encouraged in the centers.

“I think it is exciting,” said Bill Elford, Tacoma Planning Commission chair

and Realtor for Coldwell Banker Hawkins-Poe. “Down the road, you are going to see a lot of the focus on these centers, and they will become the heart of the city.”³⁶

Capital facilities planning is one of the cornerstones of Tacoma’s planning efforts.

The Tacoma Dome Plan lays out specific capital projects the city will build. As a result of this planning, major private investment is being planned in this area.

Because of the GMA, things are starting to move forward along the Thea-Foss Waterway. “Dozens of plans have been done for the Thea-Foss Waterway, but they have never moved through to the completion stage,” said Elford.

■ Rural Character

Key local GMA issues

Determining what kind of rural zoning would be appropriate for areas with some existing commercial development and residential subdivisions.

Deciding which land uses and densities are compatible with maintaining a rural lifestyle.

Rural Densities Vary Under GMA

Local governments are choosing a variety of densities for rural lands. Under the GMA, local jurisdictions have the flexibility to develop a plan for rural areas that will meet local needs. The GMA does not set out one plan for rural areas that all counties must follow. For example:

■ Pierce County has adopted various rural residential densities: 1 unit per 2.5 acres; 1 unit per 5 acres — with variations for shoreline areas; and 1 unit per 10 acres. Density bonuses are also possible. Denser development is allowed within certain rural areas to reflect existing development patterns.³⁷

■ Thurston County promotes clustering in rural areas to maintain rural character.³⁸

■ Clallam County uses a sliding scale approach for some rural lands to decide how much residential development is allowed and how much open space is to be retained on a parcel.³⁹

GMA Connections

Rural lands are those that are not intended for urban use or for commercial natural resource production. One of the goals of the GMA is to reduce urban sprawl in non-urban areas. At the same time, a variety of land uses and housing densities can be compatible with rural character.

Rural areas are often made up of small acreages, unincorporated towns, and commercial areas with grocery stores and gas stations. In some counties, rural lands include patches of more densely populated homes, including waterfront homes, and a variety of residential subdivisions. Many sizes and shapes of rural use exist.

The questions county officials are addressing in comprehensive plans include: If some denser development exists in rural

areas, how can it be contained? What are appropriate rural lot sizes?

Most people that choose to live in rural areas do so because they like rural areas and want them to stay that way. However, some land uses and densities are not compatible with maintaining a rural lifestyle. For example, if large-scale shopping centers and subdivisions of suburban housing are built in rural areas, the areas are no longer rural.

Community Action

THURSTON COUNTY

Thurston County has been one of the fastest growing counties in the state over the past decade. More than 30 percent of this growth has occurred in rural areas. Under GMA plans, local officials have decided that 75 percent of new growth will go in cities and their urban growth areas; 25 percent will be accommodated in rural areas. Rural lands comprise about 50 percent, or about half of the Thurston County region.

In Thurston County, medium and higher intensity residential, commercial, and industrial development will occur within well defined urban growth areas. Low intensity rural land uses —



Most of Thurston County's rural lands are zoned 1 unit per 5 acres.

Mark Frey photo

such as farming, forestry, and scattered residences — will occur outside urban growth areas. Existing areas of commercial or industrial use will continue.

In 1990, the county rezoned all rural lands to a density of 1 unit per 5 acres. This was done as an interim measure to halt the flow of higher density developments and to provide the time necessary to do a full analysis of the final zoning.

In 1993, the county adopted its final rural zoning. Most of the 1 unit per 5 acre zoning was retained, except in areas where higher densities already existed or were already platted. Much lower densities were adopted for long-term farm

and forest lands. An ordinance also was adopted encouraging rural clustering, and a program featuring transfer and purchase of development rights has been established.

Making decisions about rural areas is very difficult, said Thurston County Commissioner Dick Nichols.⁴⁰ As a newly elected commissioner in 1992 he and other commissioners scrutinized the county's rural lands proposal carefully on an almost parcel-by-parcel basis.

Citizens in Thurston County have an interest in preserving the rural character of the county, Nichols said, adding, "A large number of people here want rural areas in the

county, not just sprawl from border to border. At the same time, most people recognize that growth and economic expansion will occur and must be accommodated."

With conflicts between those who value preservation and those who value property rights, county commissioners have a very tough job mediating the complex issues, he said.

■ Predictability for Development

Key local GMA issues

Determining how to improve local permit processes.

Developing subarea plans to provide more information for developers.

Assuring adequate infrastructure to help new development fit into the community.

Improving regulatory efficiency while continuing to protect people and the environment.

Development Rules Are Improving

- Comprehensive plans show developers and the general public where different kinds of development will be encouraged.
- Many governments have reduced permitting time under 1995 legislation to help combine growth management and environmental laws. Others, especially smaller jurisdictions, indicate that the new process is more difficult because additional public notice or other

procedures have been added to existing requirements.⁴¹

- The Land Use Study Commission is working to develop recommendations that will provide a faster, more predictable process through further consolidation of growth management and environmental laws.
- Predictability for development was a factor in Intel Corporation's decision to locate facilities in Dupont, Washington.⁴²

GMA Connections

Improving the local permit process is one of the goals of the Growth Management Act. In 1995 amendments to the GMA and other laws, changes were made so land use decisions can be made more quickly.

Community Action

Under the GMA, major land use policies have been decided in many communities. When people walk up to the permit counter, they know what kind of housing will be built in the neighborhood and at what density. The issue that needs to be worked out is how to accomplish that type of housing on a specific site.

WENATCHEE

Jon Eberle, president of Development Partners in Wenatchee, is seeing benefits from the GMA. "It's a very clear 'ballgame' now ... I like having the rules spelled out with greater definition and clarity," Eberle said.⁴³

Eberle put together a project in Douglas County and had no hitches at the pre-application meeting. On another project, a Wenatchee permit for Eagle Hardware "flew" through the permit process, he said.

Eberle thinks Wenatchee will be a more appealing place to live due to the influence of the GMA. "Ten years from now, looking back, we will all say it is a good thing. Ten years out we will be reaping the benefits."

EVERETT

The Paine Field-Southwest Everett Subarea plan is a plan for the southwest portion of the city that has more details than the comprehensive plan. It identifies where growth needs are for industry and shows where two job creation centers will be targeted. The plan also includes a wetland educational park and a mitigation bank.



Detailed planning for the Paine Field-Southwest Everett Subarea will allow faster permitting for projects.

Photo Courtesy of the City of Everett

Many governments have reduced permitting time under new legislation to help combine growth management and environmental laws.

Photo Courtesy of *The Olympian*



A streamlined SEPA process will allow much faster permit processing for projects, said Clay Bush, corporate facilities manager for Fluke Corporation. Inventories, including an evaluation of wetlands and steep slopes, have been completed.⁴⁴

“I think it is an excellent plan that we have for the Southwest Everett area,” said Bush. “Landowners know what they have to do up front.

“We’ve had a very good process that will pay dividends in attracting good jobs to the area because the process is so smooth and predictable,” he added.

“The Southwest Everett project is a real fine example of cooperation between people who own land, the citizenry and jurisdictions,” Bush said. “We had a great number of people involved in the whole process.”

Frank Figg, local government affairs manager for the Boeing Company, agrees Everett is doing a good job in its Paine Field-Southwest Everett project.⁴⁵

Doing detailed environmental review at the subarea level is a holistic approach that benefits applicants, Figg said. “You don’t have to go back and do SEPA again,” he added.

REDMOND

The overall level of certainty to Microsoft for project applications is much improved because there are very clear procedures and policies now, said Chris Owens, transportation and development manager for Microsoft. Historically that had been an issue with Microsoft, Owens added. “Now there is a fairly certain process.”

■ Agriculture

Key local GMA issues

Developing policies to help important agricultural businesses continue operations.

Keeping enough prime land available for agricultural production.

Protecting farms and orchards from incompatible uses.

Responding to farmers who want to maximize their profit when they sell their land by allowing agricultural land to convert to other uses.

Providing an adequate water supply for livestock and irrigible crops.

Ensuring good water quality for seafood producers.

Developing programs to transfer or purchase development options for conserving farmlands.

Recognizing the relationship between planning for rural areas and agricultural lands.

Retaining Land Important to Agriculture's Future

Washington continues to be a leader in many areas of agricultural production as it conserves its agricultural land under the GMA.

- Agriculture represents \$29 billion of Washington's \$145 billion economy.⁴⁶
 - Washington farmers produce \$5.8 billion worth of agricultural products annually.⁴⁷
 - For every \$1 of agricultural raw products, an additional \$4 to \$6 is generated as the products move through processing and marketing channels to reach the consumer.⁴⁸
 - Agriculture is a major employer. For example: In Franklin and Benton counties, the processing industry alone employs 3,000 workers with a \$71.5 million payroll annually.⁴⁹
 - Between 1982 and 1992, the number of farms in Washington dropped from 36,080 to 30,264. Total acreage devoted to agriculture decreased by 743,761 acres.⁵⁰
 - Since 1992, 33 counties have adopted natural resource lands ordinances under the GMA.
- Productive farm land is an essential resource. Total farmland in Washington in 1996 is estimated at 15.6 million acres.⁵¹
 - More than 15,000 farms rely on irrigation water.⁵²
 - Fish and seafood farms need clean water for production.
 - Productive farms vary in size.⁵³ For example:
 - Western Washington farms average less than 100 acres in size and produce most of the state's berries, Christmas trees, green peas, milk, eggs, and seafood.
 - Irrigated croplands in Eastern Washington include orchards, vineyards, and vegetable farms that are less than 50 acres in size and farms of 500 acres or more that harvest potatoes, hay, corn, and wheat.
 - Dryland crop farms and ranches in Eastern Washington are often thousands of acres in size.
 - More than 50 percent of the state's farms are small, part-time operations — less than 50 acres in size and with sales of less than \$10,000.



Agriculture is an important employer in Franklin County.

Photo Courtesy of the Washington Wheat Commission, Robert Barros photo

■ Different counties have made different decisions under the GMA about allowing housing on agricultural land. For example:

- Yakima County has density requirements for different types of agricultural land, ranging from 1 house per 20 acres to 1 house per 40 acres.
- Grant County is planning for densities in agricultural lands ranging between 1 house to 5 acres and 1 house to 40 acres.
- Walla Walla County is designating different agricultural land densities, ranging from 1 house on 20 acres to 1 house on 120 acres.

GMA Connections

Maintaining and enhancing natural resource industries is one of the GMA goals. Local governments are to identify commercial agricultural lands in their comprehensive plans and regulations. They also set land use policies to help keep these valuable lands available for production. Since one of the greatest threats to agricultural use is the encroachment of incompatible uses, land use policies should buffer agricultural land from incompatible uses, such as residential housing developments. Policies should also help commercial agricultural producers have an adequate water supply and good water quality.

Community Action

BENTON COUNTY

Benton County has developed a plan to conserve its agricultural lands.

Greg Wishkoski served on Benton County's Agricultural Advisory Committee. With five-acre subdivisions pressing up against parts of the 160-acre family orchard, Wishkoski has concerns about being able to remain in the farming business.⁵⁴

"It is difficult to have commercial orchard operations and people with the 'American dream' next to it," said Wishkoski. "Pressures from houses and development are incredible."

He believes horticulture is an incredible resource for the state. Wishkoski sees the agricultural plan local leaders have set out under the GMA to conserve agricultural lands as a large step in the right direction.

Without strong efforts to conserve agricultural lands, he thinks the family orchard business is threatened.

Wishkoski, a teacher, helps his wife, Lori, manage the family's orchard business. They grow cherries,



Productive farm land is an essential resource.

Photo Courtesy of the Washington Apple Commission

peaches, nectarines, prunes, and apples.

Mike Moore is owner of the 325-acre Blackwood Canyon Vineyard in Benton County. Moore sees the county's work on agricultural lands as vital to the continued use of Red Mountain for grape production. He said the area grows some of the best grapes in the world.⁵³

"I like the direction it went," he said. "It is a positive change."

Moore plans to expand his vineyard, but would have canceled those plans if the county hadn't taken steps to conserve agricultural lands. Mobile homes have been springing up in rural areas, which could impact agriculture.

"That's what zoning is all about," said Moore. "The ability to have compatible neighbors."

The county's work on agricultural lands is one of many steps that needs to be taken, he added. "Over the years, we'll refine the agricultural plan to make it what we need."

DOUGLAS COUNTY

Most of Douglas County is zoned as agricultural land.

Lee Hemmer produces wheat, cattle, and hogs on the 6,000-acre Hemmer Farms in northern Douglas County. The Hemmers are the third generation to operate the farm, which was established in 1904.⁵⁶

Hemmer served on county agricultural lands committees and is now a member of the county planning commission.

Working through agricultural lands issues was difficult, Hemmer said. However, those developing the plans thought they could work within the GMA and not infringe on private property rights. Property owners can divide their agricultural lands in Douglas County in certain instances.

Before the GMA, land in the county could be divided into 20-acre lots with no supervision. Now administrative review is required, a feature Hemmer thinks is helpful because impacts on agriculture can be lessened.

Interim agricultural rules are now in place, and final rules are being developed.

Developing better inventories, such as for wetlands and endangered species, has helped land owners to know what they

have. Relationships with wildlife officials have improved because everyone is reading from the "same page," Hemmer said.

KING COUNTY

King County did extensive work to conserve agricultural lands before passage of the GMA. However, Bob Tidball of T&M Berry Farm said the GMA is helping to conserve agricultural lands in his area. His 8-acre "u-pick" raspberry and strawberry farm is located in the urban growth area between Kent and Auburn.

For berry production, Tidball needs land that is not flooded. If the farm lands around him are sold and paved, he becomes the "low spot" for drainage.

With yearly amendments possible to the county comprehensive plan, Tidball has concerns about development pressure in his area. He would like to see the county's agricultural policies retained.

■ Transportation

Key local GMA issues

Coordinating regional transportation needs.

Reducing pollution from automobiles.

Dealing with traffic congestion.

Paying the cost of transportation improvements.

Planning for transportation, consistent with future land uses.

Protecting airports from incompatible new development nearby.

New Methods Needed to Handle Growth

- Statewide, the number of vehicle miles traveled between 1985 and 1994 grew by almost twice the rate of population growth.⁵⁷
- Air and water quality is harmed by automobile use. For example: More than half the air pollution in the Puget Sound region comes from cars and trucks — about 700,000 tons of carbon monoxide and 180,000 tons of nitrogen oxide

and hydrocarbons each year.⁵⁸

- Statewide, the number of cars per person has increased faster than the population growth rate. This reflects an increasing dependency on vehicles, especially in fast-growing areas. For example: In Clark County, between 1960 and 1990, the number of passenger cars grew by 308 percent, far more than the population growth of 174 percent.⁵⁹
- Even with road improvement programs, congestion is likely to get worse, not better, as population growth rises. For example: In Spokane County, the regional transportation plan shows that at the current auto usage rate, despite funding the county's transportation improvement program, the average operating speed will drop 18 percent by the year 2010.
- The public and private costs of transportation are enormous. For example: In *The Costs of Transportation* (October 1995), the Puget Sound Regional Council estimated that the annual public and private costs for transportation were more than \$21 billion, an

average of \$7,000 for each man, woman, and child in the region. The figure includes an estimated \$13 billion associated with the cost of automobile ownership and operation.

Railroad use is beginning to increase in Washington.

- Burlington Northern reopened the Stampede Pass rail line in December 1996, to accommodate increasing demand for railroad shipping.
- Ridership nearly doubled on Amtrak trains in the Pacific Northwest between 1993 and 1996.⁶⁰

GMA Connections

Efficient transportation is one of the GMA's goals. Regional transportation planning organizations help coordinate city/county planning and set funding priorities. Local governments adopt comprehensive plans that tie land use decisions with transportation decisions.

Community Action

Local governments are using a variety of methods to improve or enhance transportation in their areas.

Mercer Island's new walkable town center now attracts pedestrians.

Photo Courtesy of the City of Mercer Island



Handicapped accessibility is part of Mercer Island's city street project.

Photo Courtesy of the City of Mercer Island

MERCER ISLAND

In the last three years, Mercer Island has completed a comprehensive plan that includes a dense, walkable town center and a station square that connects the town with regional transportation services.

The state's GMA helped get the process underway, but Mercer Island went one step further.

"We wrote all the pressure to get something done (about the streets) into the GMA process," said Judy Clibborn, mayor of Mercer Island.⁶¹

Not long ago, sidewalks in Mercer Island's retail area were almost always empty. Today, the former four-lane main street has new life with two lanes of traffic and many more pedestrians.⁶²

The increased presence of pedestrians and the coaxing of new construction to the edge of the sidewalk has given Mercer Island a new sense of "center."⁶³

The city recently celebrated the completion of a two-year, two-phase street improvement project that has "calmed" traffic in the center of town and given people greater opportunities and incentives to walk and ride bicycles there. A priority in the city's street project was handicapped accessibility.

NEWPORT

GMA planning brought a local focus to major transportation challenges in Newport, a city of 1,840 people located 39 miles northeast of Spokane.

In about two years residents of Newport will

be able to drive down newly redesigned and repaved streets in the city's central business district.

Project design will begin in the spring of 1997 with construction to follow. Eleven sources of funding, including a local improvement district, will finance the \$4.2 million project.

Mitch Brown, Chamber of Commerce president for Newport and an adjoining town in Idaho, Oldtown, said Pend Oreille County is suffering from decline of the timber industry and has high unemployment and public assistance rates.⁶⁴

The local improvement district represents a real "bootstrap" approach to helping the economy of the area, said Brown. He noted that the cost of the city's first local improvement

district proposal was too high for local businesses. “When the city came back with grant proposals to share the cost of the project, local business owners said they could support the second proposal,” he added.

Much of Newport’s recent success in transportation planning lies in its infrastructure revitalization strategy and is directly attributable to the city’s recently completed growth management planning process. Newport’s vision includes a renewed vigor of main street activity, safer streets, improved railroad crossings, and new sidewalks.

REDMOND

Lions Gate, a new 200-unit townhouse development in Redmond, is located in the city center. In a mixed use zone, some townhouses are

located above retail stores. Twenty-two home offices also are included in Lions Gate. A ground floor office has living space above it.

People are able to walk from Lions Gate to a variety of new and existing office buildings. It is also close to a park-and-ride facility and to central Redmond.

The pioneering project is being well received, said Kevin Andrade, development partner with Trammell Crow Residential. “We are having a very good response with it,” said Andrade.⁶⁵

On the other hand, sometimes development can be delayed or denied because the transportation system is not adequate to prevent extreme congestion. Traffic problems have

caused permitting delays for cities like Redmond where many large new projects have been proposed.

In Redmond, the city is considering options on how it will deal with an economic boom that is putting pressure on its transportation system. Finding funds to build more transportation facilities is one option. Another is for residents to put up with more crowded streets. Delaying or denying development could be another option.

In December 1996, the Redmond city council approved a \$65 per employee tax dedicated to pay for transportation facilities in the city. The four-year tax will generate \$2.5 million a year.



Residents of Redmond’s Lions Gate townhouse development are able to walk to a variety of new and existing office buildings.

Photo Courtesy of
Trammell Crow
Residential



Voter-approved RTA transit plan is an important focal point for transportation in the Puget Sound region.

Photo Courtesy of King County

Microsoft will pay about \$500,000 to \$600,000 in 1997 to Redmond under the new tax. This amount will increase as the firm's employment goes up. Microsoft has about 1.6 million square feet of office space, which will almost double in the next three years.

"We don't mind increasing taxes next year," said Barry Murphy, local government affairs manager for Microsoft. "We all have a responsibility to begin making progress on these transportation problems."

Redmond's unique, tremendous building boom and the burgeoning number of development applications have outstripped the ability

of the city to deliver infrastructure and assure concurrency for transportation, said Chris Owens, transportation and development manager for Microsoft. Redmond is doing a detailed analysis of its transportation system, and city officials will determine how to proceed.⁶⁶

PUGET SOUND REGION

Voters in King, Pierce, and Snohomish counties passed a ballot measure in November 1996 that will provide funding to enhance the region's transportation system by increasing bus service and express way lanes for carpools and by establishing commuter rail and electric light rail. The system extends from the Everett area south to Dupont.

Kathy Brewis, advertising manager for the News Tribune in Tacoma, said one clear advantage of the

recently passed transportation measure is it provides a focal point for growth and development.⁶⁷

Businesses have located around Interstate-5 and its access points, and the RTA will have a similar effect. "The RTA will help with what growth management plans do, prevent helter skelter growth," Brewis said. "Growth management and the RTA work together well."

Tacoma's plan to establish centers for new growth fits with the RTA plan. "I think transportation is the key," she said.

While the RTA is a transit plan, it will affect more than transportation, Brewis added. It also benefits economic development by making the region a more attractive place to live and start a business.

Bob Watt, president of the Greater Seattle Chamber of Commerce, said "We are blessed with a set of economic circumstances that will allow us to continue to grow for the near foreseeable future unless we fail to solve our transportation problems. The passage of the RTA is a tremendous first step in solving those problems. Additional work will be needed to put the road infrastructure in shape to handle the demands of the 21st century."⁶⁸

Barry Murphy, local government affairs manager for Microsoft, said while the RTA is a critical part of the regional transportation system, it is only one component of that system. "It alone is not going to solve the problem," Murphy said, adding how local governments will provide transportation facilities is a big issue.⁶⁹

■ **Growth Management Hearings Boards**

Key state issues

Key issues likely to be discussed by the Legislature on the role of the growth management hearings boards are:

How much authority the boards should have over local planning decisions.

How to encourage parties with growth management disputes to use a mediation process to resolve issues.

How to determine, in instances where the GMA lacks clear direction, whether this direction should be supplied by the hearings boards, by clarifying amendments to the GMA, or by some other means.

Most Jurisdictions Are In Compliance

■ Three growth management hearings boards make decisions to resolve disputes about compliance with the GMA. The section below, GMA Connections, has more details on the boards' role.

■ Hearings board members have received extensive mediation training.

■ As of December 18, 1996, local governments have adopted or amended more than 800 plans and regulations under the GMA which could have been petitioned to the hearings boards. The actions include: county-wide planning policies, interim urban growth areas, comprehensive plans, natural resource land ordinances, critical area ordinances, and other sets of development regulations.

■ The growth management hearings boards had received 396 petitions challenging 181 local plans or regulations, as of December 22, 1996.⁷⁰

■ 70 percent of the hearings board decisions upheld local government actions.⁷¹

—30 percent of the decisions dismissed the case against a local government.

—40 percent of the decisions found the local government in compliance.

—23 percent of the decisions found non-compliance on one or more issues.

■ A total of 15 petitions resulted in decisions that

some parts of local plans or regulations were not valid for 10 local governments; 1 of these has been resolved.⁷²

■ Local governments can achieve GMA compliance after a board ruling of non-compliance by revising their plan or regulations.

GMA Connections

When the GMA was first passed in 1990, it did not include state oversight authority. However, the act was amended in 1991 to include a hearings board process to help interpret and determine compliance with the law.

Each of three state regions has its own hearings board to help determine whether the laws are being met, recognizing that different regional conditions may require different approaches. When a dispute arises about whether a local government or state agency is in compliance with growth management laws, a petition may be filed with the region's growth management hearings board.

Each of the three boards has three members appointed by the governor. At least one member of each board must be licensed to practice

Growth Management Hearings Boards Activities Through December 22, 1996

	Central Board	Western Board	Eastern Board	Total Actions	Percent of Total
INITIAL NUMBER OF PETITIONS FILED WITH BOARDS					
Total number of petitions filed with boards (a)	198	137	61	396	
Number of initial petitions that were consolidated (b)	105	80	30	215	
Final number of cases resulting from petitions (a-b)	93	57	31	181	
STATUS OF CASES BEFORE THE BOARDS					
Final number of cases resulting from petitions (a)	93	57	31	181	100
Number of cases that have not been decided (b)	13	11	6	30	17
Number of cases that have been decided (a-b)	80	46	25	151	83
RESULTS OF DECISIONS ISSUED BY BOARDS*					
Decisions affirming local government compliance					
Cases dismissed, denied, withdrawn, or reached stipulated agreement	46	18	9	73	30
Cases heard and resulting in finding of local government compliance	62	11	25	98	40
Subtotal of local government compliance	108	29	34	171	70
Decisions of non-compliance with remand and other findings					
Finding of non-compliance with remand	15	28	15	58	24
Finding of invalidity	2	11	2	15	6
Other findings	0	2	1	3	1
Subtotal of non-compliance with remand and other findings	17	41	18	76	30
TOTAL NUMBER OF WRITTEN DECISIONS	125	70	52	247	100

*A single case may have resulted in more than one decision.

Source: Washington State Community, Trade and Economic Development

Washington law, and at least one member must have been a city or county elected official. At any given time, each board is not to have more than two members of the same political party.

The boards must base their decisions on the record developed by the city,

county, or the state. This can be supplemented if the board determines that additional information is necessary for a decision to be reached. The GMA requires the boards to make decisions finding compliance with the GMA

unless a preponderance of the evidence shows that the state agency, county, or city erroneously applied the law.

■ What's Next?

Over the next two years, some communities will be working to complete their initial plans and regulations under the GMA. (See the accompanying table for the number of items still pending.) Many communities that have already adopted their initial plans will be taking the next steps of monitoring or amending their plans. Other communities will be developing subarea plans to take a more detailed approach to growth issues for certain parts of the jurisdiction. This more detailed planning is expected to make development decisions faster and easier.

Although no statewide monitoring systems are in place to identify the amount of buildable lands or to share other land use information, a few local governments have begun their own monitoring programs. Computerized mapping systems are being developed to track different kinds of geographic information, such as locations of critical areas, planned land uses, and actual construction.

Under the Growth Management Act, local governments may amend their comprehensive plans

GMA Plans and Regulations as of December 30, 1996

Item	Total Due by 12/1/97	Adopted	Pending*
Interim Urban Growth Areas	29	24	5
Comprehensive Plans	242	146	96
Development Regulations	242	76	166

* "Pending" is the category for those items that have not yet been adopted.

Source: Washington State Community, Trade and Economic Development

once a year. In fact, 21 plans have already been amended⁷³ and many others are likely to be amended in the next two years. Furthermore, counties must review their urban growth areas and densities at least every 10 years. At the same time, each city is to review its housing densities and the extent to which urban growth has located in urban growth areas, both inside and outside of city boundaries. This, along with new population forecasts from the Office of Financial Management or other new information, may trigger changes to comprehensive plans.

More new cities will probably be established. If they are within a GMA county, they will be required to plan under the GMA. In a November 1996 vote, two new cities were added to King County.

They will have four-and-a-half years from the date of incorporation to adopt both comprehensive plans and development regulations.

A recent study indicates that local governments want more technical and financial help in managing growth. They identify their four greatest needs for progress as:⁷⁴

- Planning and financing for capital facilities.
- Completing an economic development strategy, including industrial siting.
- Monitoring the effectiveness of growth plans.
- Getting better geographic information.

■ Conclusion

Growth management is just beginning to be implemented. Many communities have completed their first GMA plans and are starting to carry them out. Developing an effective comprehensive plan for a community is difficult work. Community leaders, citizens, and elected officials all play important roles.

While many local governments have made important decisions about their vision for the future, growth management issues will continue to be debated in communities throughout the state. A well-developed monitoring system will help track the effects of land use decisions and indicate opportunities for change. Each year, local governments can amend their plans and regulations as needed.

As Washington grows and changes over the next several years, local governments will need to meet challenges such as these:

- Providing adequate transportation improvements, water and sewer services, and schools to serve new growth.
- Financing capital improvements.

- Ensuring an adequate supply of industrial and residential land.
- Measuring, evaluating, and improving local plans and regulations.
- Combining environmental review with land use planning to make better informed planning decisions and to improve the permit application process.
- Making more efficient use of land by redeveloping commercial and industrial land, promoting infill development, and revitalizing urban centers.
- Ensuring a clean, long-term water supply for multiple needs.
- Determining appropriate growth levels for rural areas.
- Coordinating development in urban growth areas.
- Providing public information and education about growth management.
- Encouraging affordable housing.
- Integrating approaches to economic, environmental, and other community needs.

State government has challenges to meet also.

For example, decisions about providing technical and financial assistance to local governments will need to be considered. Some proposals may be made to modify the role or duties of the hearings boards. Furthermore, the Land Use Study Commission is studying ways to consolidate and improve laws for growth management and environmental protection. The commission's interim report was issued in January of 1997, and further recommendations will be prepared for the 1998 legislative session.

Washington's growth management law is still new. Most local governments have had their growth plans in place for less than one or two years and are still revising their regulations. It is too early to know the law's overall effects on key issues like housing affordability, economic vitality, environmental protection, infrastructure, predictability for development, and urban growth patterns. However, it is timely to start measuring the regional effects of growth management on key issues. Detailed information will show if changes are needed to provide sustainable development and growth well into the future.

■ References

- ¹ *Forecast of the State Population*, Office of Financial Management, December 1996, p. 1.
- ² *Washington Trends*, Office of Financial Management, October 1996, p. 29.
- ³ Ibid.
- ⁴ Ibid.
- ⁵ *Washington Trends*, Office of Financial Management, October 1996, p. i.
- ⁶ *Economic Well-Being and Environmental Protection in the Pacific Northwest*, A Consensus Report by Pacific Northwest Economists, December 1995.
- ⁷ "Economic Memo," *Seattle Times*, October 27, 1996, p. F1.
- ⁸ *Washington Trends*, Office of Financial Management, October 1996, p. i.
- ⁹ *Washington Trends*, Office of Financial Management, October 1996, p. 9.
- ¹⁰ "Best Cities," *Fortune Magazine*, November 11, 1996, p. 131.
- ¹¹ U.S. Bureau of Statistics, *Regional Economic Information Systems*, 1995.
- ¹² *Mount Vernon Overall Economic Development Plan*, August 1996, p. viii.
- ¹³ Interview, Tom Jones, December 17, 1996.
- ¹⁴ *World Class Companies Make New Investments in Washington*, Announcement from Washington State Department of Community, Trade and Economic Development, 1996.
- ¹⁵ *Analysis of Local Progress Reports from Jurisdictions Planning Under the Growth Management Act* (Draft Report), Washington State Department of Community, Trade and Economic Development, December 1996.
- ¹⁶ Statement, Pat Raburn, December 18, 1996.
- ¹⁷ Interview, Ken Smith, December 16, 1996.
- ¹⁸ Interview, Kevin Daniels, December 12, 1996.
- ¹⁹ U.S. Census Bureau and Center for Real Estate Research. Internet sites.
- ²⁰ Washington State University Center for Real Estate Research. Note: Prices were not reported for four non-GMA counties and one GMA county.
- ²¹ Ibid.
- ²² U.S. Census Bureau. Internet site.
- ²³ Interview, Kurt Creager, December 13, 1996.
- ²⁴ Statements, Norm Rice, December 17 and 18, 1996.
- ²⁵ *Economic Well-Being and Environmental Protection in the Pacific Northwest*, Pacific Northwest Economists, December 1995, p. 6.
- ²⁶ "Livability? We're No. 2 This Time," *Seattle Times*, December 12, 1996, p. A1.
- ²⁷ Interview, Mark Hinshaw, December 9, 1996.
- ²⁸ Interview, Bill Elford, November 25, 1996.
- ²⁹ Statement, Harry Andresen, January 3, 1997.
- ³⁰ Interview, Jack Willing, December 11, 1996.
- ³¹ *Preliminary Analysis*, Association of Washington Cities, December 1996.
- ³² *Projected Infrastructure Costs for Counties and Cities, 1995-2000*, Public Works Board, et.al., errata sheet, Table 2, revised November 11, 1995.
- ³³ *Analysis of Local Progress Reports from Jurisdictions Planning Under the Growth Management Act*, Draft Report, Washington State Department of Community, Trade and Economic Development, December 1996.
- ³⁴ Interview, Earl Tilly, November 25, 1996.
- ³⁵ Interview, Lynne McGuire, December 17, 1996.
- ³⁶ Interview, Bill Elford, November 25, 1996.
- ³⁷ "Rural and Agricultural Lands," *Draft Issue Paper No. 9*, Land Use Study Commission, September 1996, p. 5.
- ³⁸ "Rural and Agricultural Lands," *Draft Issue Paper No. 9*, Land Use Study Commission, September 1996, p. 4.
- ³⁹ Clallam County Comprehensive Plan, February 27, 1996, p. V-57.
- ⁴⁰ Interview, Dick Nichols, January 9, 1997.
- ⁴¹ Draft report of the Permit Monitoring Workgroup to the Land Use Study Commission, November 1995.
- ⁴² "Is Permitting Too Slow?" (*Tacoma News Tribune*), December 11, 1996, p. A-15.
- ⁴³ Interview, Jon Eberle, November 22, 1996.
- ⁴⁴ Interview, Clay Bush, November 27, 1996.
- ⁴⁵ Interview, Frank Figg, November 27, 1996.
- ⁴⁶ *The Pride of Washington State*, Washington Agricultural Statistics Service, Brochure.

- ⁴⁷ Ibid. December 18, 1996.
- ⁴⁸ Ibid.
- ⁴⁹ *Agriculture Remains a Growth Industry*, Tri-City Herald, July 5, 1996.
- ⁵⁰ *Annual Bulletin*, Washington Agricultural Statistics Service.
- ⁵¹ Economic Research Services, U.S. Department of Agriculture, June 26, 1996, Fact Sheet.
- ⁵² *The Pride of Washington State*, Washington Agricultural Statistics Service, Brochure.
- ⁵³ Ibid.
- ⁵⁴ Interview, Greg Wishkoski, December 2, 1996.
- ⁵⁵ Interview, Mike Moore, December 2, 1996.
- ⁵⁶ Interview, Lee Hemmer, December 2, 1996.
- ⁵⁷ *1995 Data Book*, Office of Financial Management.
- ⁵⁸ *Regional View*, Puget Sound Regional Council, June 1995, p. 1.
- ⁵⁹ *A New Way to Grow*, C-Tran Development Department, p. 1.
- ⁶⁰ "A Clearer Direction Emerges for Rail," *Rail Connection*, Washington State Department of Transportation, December 1996, p. 1.
- ⁶¹ *Calmer Traffic Makes Livelier Town*, Daily Journal of Commerce, December 3, 1996.
- ⁶² Ibid.
- ⁶³ Ibid.
- ⁶⁴ Interview, Mitch Brown, December 19, 1996.
- ⁶⁵ Interview, Kevin Andrade, December 5, 1996.
- ⁶⁶ Interview, Chris Owens, December 5, 1996.
- ⁶⁷ Interview, Kathy Brewis, December 19, 1996.
- ⁶⁸ Interview, Bob Watt, December 19, 1996.
- ⁶⁹ Interview, Barry Murphy, December 19, 1996.
- ⁷⁰ Database, Washington State Department of Community, Trade and Economic Development, December 22, 1996.
- ⁷¹ Ibid.
- ⁷² Ibid.
- ⁷³ Database, Washington State Department of Community Trade and Economic Development, Database, 18, 1996.
- ⁷⁴ *Analysis of Local Progress Reports from Jurisdictions Planning Under the Growth Management Act* (Draft Report), Washington State Department of Community, Trade and Economic Development, December 1996.